

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In Re:)	
)	Bankruptcy Case
EAGLE PROPERTIES AND)	No. 23-10566-KHK
INVESTMENTS LLC)	
)	Chapter 7
Debtor)	

TRUSTEE’S REPORT OF SALE

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 8/29/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 6958 New Oxford Rd, Harrisburg PA (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	8/30/24
Property Sold:	6958 New Oxford Rd, Harrisburg PA
Purchasers:	Heather Abdalla
Purchase Price:	\$250,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	\$22,000.00

Dated: 9/10/2024

Respectfully submitted,

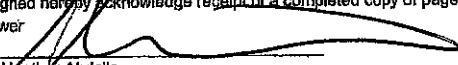
/s/ H. Jason Gold
H. JASON GOLD, CH. 7 TRUSTEE

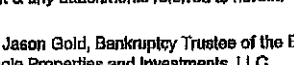
H. Jason Gold, Va. Bar No. 19117
PO Box 57359
Washington DC 20037
Chapter 7 Trustee

SETTLEMENT DOCUMENT Page 2 of 3		FILE NUMBER: ILT-24-0046A	7. LOAN NUMBER:
		8. MORTGAGE INS CASE NUMBER:	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. NAME AND ADDRESS OF BORROWER: Heather Abdalla		E. NAME AND ADDRESS OF SELLER: H. Jason Gold, Bankruptcy Trustee of the Bankruptcy Estate of Eagle Properties and Investments, LLC PO Box 57359 Washington, DC 20037	
G. PROPERTY LOCATION: 6868 New Oxford Road Harrisburg, PA 17112 Dauphin County, Pennsylvania		H. SETTLEMENT AGENT: 87-1866232 Integrated Land Transfer, LLC PLACE OF SETTLEMENT: 3421 Market Street Camp Hill, PA 17011	
		I. SETTLEMENT DATE: August 30, 2024 DISBURSEMENT DATE: August 30, 2024	

J. SUMMARY OF BORROWER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION		
100. GROSS AMOUNT DUE FROM BORROWER:			400. GROSS AMOUNT DUE TO SELLER:		
101. Contract sales price		250,000.00	401. Contract sales price		250,000.00
102. Personal property			402. Personal property		
103. Settlement charges to borrower (line 1400)		5,083.76	403.		
104.			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/Town taxes			406. City/Town taxes		
107. County/Township Taxes 08/30/24 to 12/31/24		372.48	407. County/Township Taxes 08/30/24 to 12/31/24		372.48
108. School Taxes 07/01/24 to 06/30/25		1,806.25	408. School Taxes 07/01/24 to 06/30/25		1,806.25
109. Quarterly Sewer 08/30/24-09/30/24		64.96	409. Quarterly Sewer 08/30/24-09/30/24		64.96
110. Yearly Stormwater 08/30/24-12/31/24		22.23	410. Yearly Stormwater 08/30/24-12/31/24		22.23
111.			411.		
112.			412.		
120. GROSS AMOUNT DUE FROM BORROWER		257,339.65	420. GROSS AMOUNT DUE TO SELLER		252,255.90
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:			500. REDUCTIONS IN AMOUNT DUE TO SELLER:		
201. Deposit or earnest money		5,000.00	501. Excess deposit (see instructions)		
202. Principal amount of new loan(s)			502. Settlement charges to seller (line 1400)		46,474.22
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of first mortgage loan		200,781.68
205.			505. Payoff of second mortgage loan		
206.			506. Dep. retained by Stephanie Young		5,000.00
207.			507.		
208.			508.		
209.			509.		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/Town taxes			510. City/Town taxes		
211. County taxes			511. County taxes		
212. Assessments			512. Assessments		
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517.		
218.			518.		
219.			519.		
220. TOTAL PAID BY/FOR BORROWER		5,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER		252,255.90
300. CASH AT SETTLEMENT FROM/TO BORROWER:			600. CASH AT SETTLEMENT TO/FROM SELLER:		
301. Gross amount due from Borrower (Line 120)		257,339.65	601. Gross amount due to Seller (Line 420)		252,255.90
302. Less amount paid by/for Borrower (Line 220)		(5,000.00)	602. Less reductions due Seller (Line 520)		(252,255.90)
303. CASH FROM BORROWER		252,339.65	603. CASH TO/FROM SELLER		0.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower  Heather Abdalla

Seller  H. Jason Gold, Bankruptcy Trustee of the Bankruptcy Estate of Eagle Properties and Investments, LLC

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

Integrated Land Transfer, LLC
BY:  Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as follows:			
701. \$ 7,500.00	to Century 21 New Millennium		
702. \$ 6,250.00	to Real Broker, LLC		
703. Commission paid at settlement			8,750.00
704. Dep. retained by Stephanie Young	to Century 21 New Millennium		
Less Deposit Retained		5,000.00	
POC 5,000.00			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan origination fee	to		
802. Loan discount	to		
803. Appraisal fee	to		
804. Credit report	to		
805. Lender's inspection fee	to		
806. Mortgage insurance application fee	to		
807. Assumption fee	to		
808.	to		
809.	to		
810.	to		
811.	to		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From 8/30/2024 to 9/1/2024 @ \$ /day (2 days %)			
902. Mortgage insurance premium	for month to		
903. Hazard insurance premium	for year to		
904.	for year to		
905.	to		
1000. RESERVES DEPOSITED WITH LENDER			
1001. Hazard insurance	Months @ \$ per Month		
1002. Mortgage insurance	Months @ \$ per Month		
1003. City property taxes	Months @ \$ per Month		
1004. County/Township Taxes	Months @ \$ per Month		
1005. School Taxes	Months @ \$ per Month		
1006.	Months @ \$ per Month		
1007.	Months @ \$ per Month		
1008.	Months @ \$ per Month		
1100. TITLE CHARGES			
1101. Settlement or closing fee	to		
1102. Abstract or title search	to		
1103. Title examination	to		
1104. Title insurance binder	to		
1105. Document preparation	to		
1106. Notary fees	to		
1107. Attorney's fees	to		
(includes above item numbers:)			
1108. Owner's policy premium	to Integrated Land Transfer, LLC	2,068.00	
(includes above item numbers:)			
1109. Lender's coverage			
1110. Owner's coverage	\$ 250,000.00 2,068.00		
1111. Wire Fee	to Integrated Land Transfer, LLC	40.00	
1112. Abstract Search Fee	to Integrated Land Transfer, LLC	145.00	
1113. ERecording Fee	to Integrated Land Transfer, LLC	10.00	
1114. Dead Prep Fee	to Integrated Land Transfer, LLC	160.00	160.00
1115. Notary Fee	to Integrated Land Transfer, LLC	20.00	
1116. Tax Cert Fee	to Integrated Land Transfer, LLC		80.00
1117. Wire Fee	to Integrated Land Transfer, LLC		40.00
1118. Overnight Label	to Integrated Land Transfer, LLC		60.00
1119. Good Standing Cert	to Integrated Land Transfer, LLC	40.00	
1120. Storm Water Cert Fee	to Integrated Land Transfer, LLC		60.00
1121.	to		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording fees; Deed ; Mortgage \$110.76; Releases		110.75	
1202. City/County tax/stamps; Deed \$2,500.00; Mortgage		2,500.00	
1203. State tax/stamps; Deed \$2,500.00; Mortgage			2,500.00
1204.	to		
1205.	to		
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey	to		
1302. Pest Inspection	to		
1303. 2024 City/Twp Taxes	to Aaron Hoke		1,180.46
1304. 2024-2025 School Tax	to Aaron Hoke		2,205.69
1305. 326(a) Trustee Commission	to H. Jason Gold, Trustee		7,500.00
1306. Past Due/3rd Qtr Sewer	to Lower Paxton Township Authority		1,202.22
1307. Bankruptcy Estate Payment	to H. Jason Gold, Trustee		12,500.00
1308. Delinquent Taxes 2023 /2024	to Dauphin County Tax Claim Bureau		7,682.20
1309. RealMarkets Expense Reimbursement	to RealMarkets		500.00
1310. West Hanover Settlement Reimbursement	to H. Jason Gold, Trustee		2,000.00
1311. Annual Stormwater	to Keystone Collections Group		73.65
1312.	to		
1313.	to		
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)		5,083.75	46,474.22

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower

Heather Abdalla

Seller

H. Jason Gold, Bankruptcy Trustee of the Bankruptcy Estate of Eagle Properties and Investments, LLC

BY:

H. Jason Gold

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